



FOR LEASE

223 S. Lewis Street, Monroe WA 98272

CONTACT INFORMATION:



Melissa Johnson

CEO, Managing Member, of:
MJ Commercial Advisors LLC

NW Regional Ambassador
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GSA MC1 LLC

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MONROE MIXED USE PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS:

Exceptional location in the heart of downtown Monroe.

- Zoning: Monroe DC/Commercial Use: Retail, Office & Light Industrial
- 2,400 SF First Floor Retail Space
- 2,400 SF Second Floor Office Space
- 1,339 Square Foot Detached Garage + Building storage units attached to the building
- Heavy Traffic location with great visibility
- Parking in front and behind building.
- Walkability to everything.





\$16.00/psf

**2,400/sf
1st Floor
RETAIL**

\$14.00/psf

**2,400/sf
2nd Floor
OFFICE**

\$9.00/psf

**1,000/sf
GARAGE**

\$9.00/psf

**339/sf
2-Storage Units**

Premier Location in Monroe

Excellent Lewis Street exposure

**2nd Floor Office space has been
Nicely updated**

**Large Garage and Smaller Storage
Unit also available**



**CALL FOR MORE
INFO**



**EASY ACCESS TO
Hwy 9**



Various Retail

 **MONROE**
SCHOOL DISTRICT

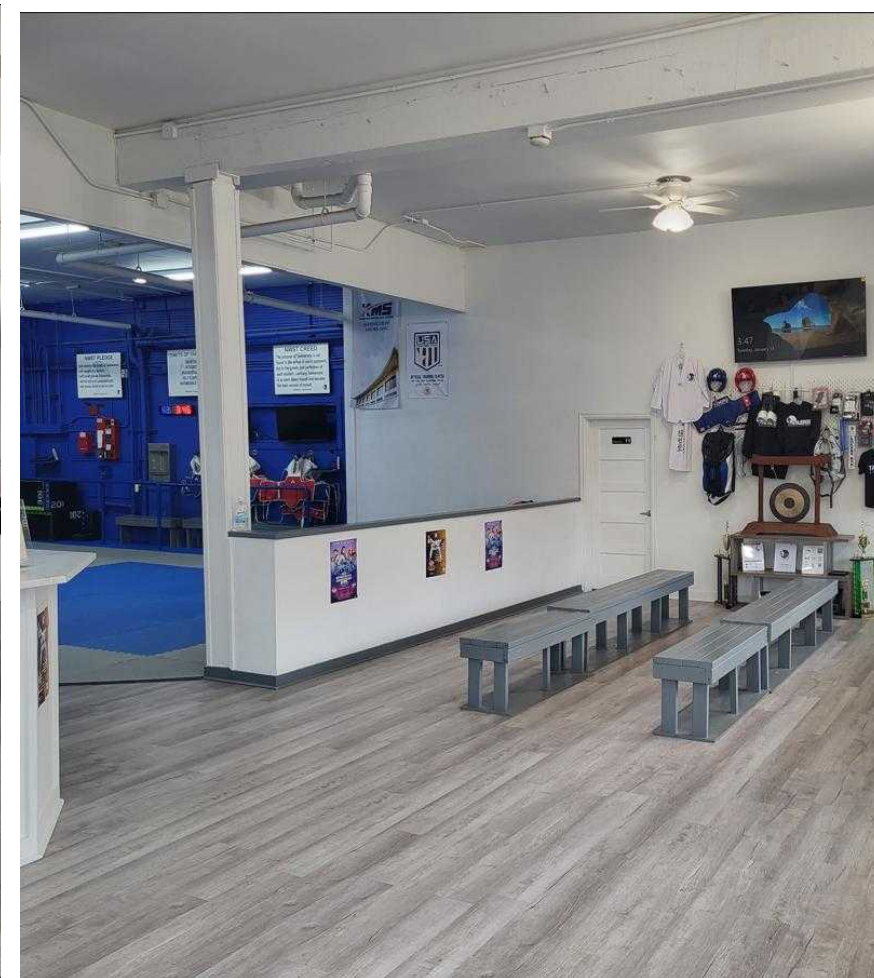
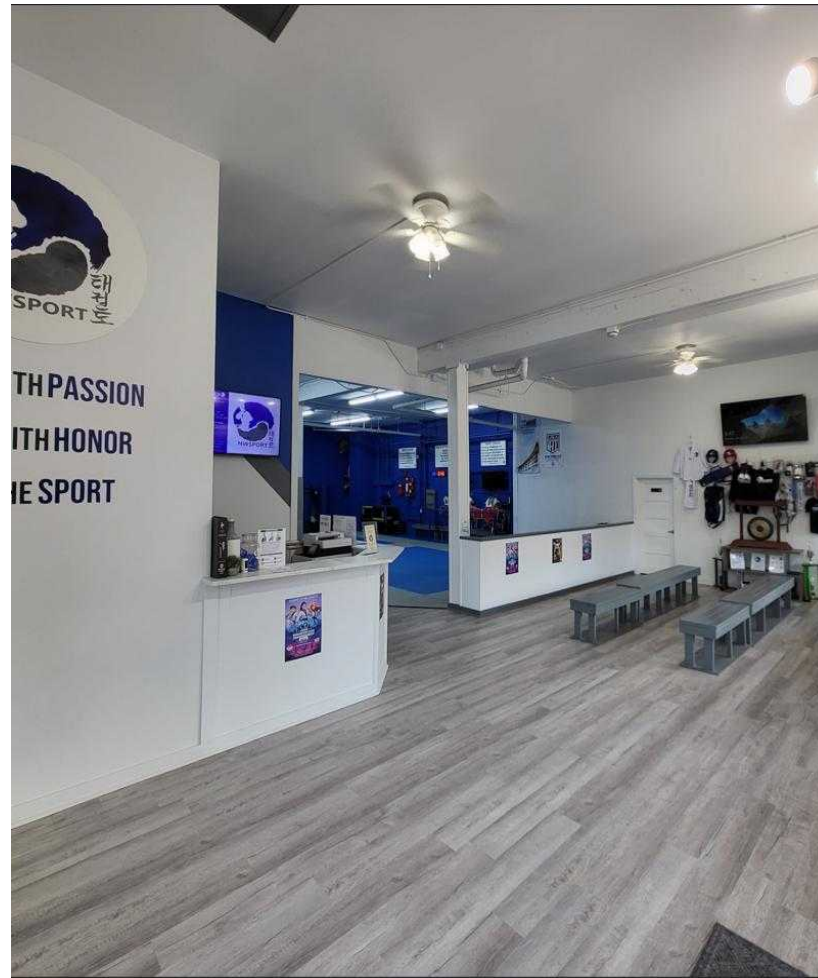
 **SNOHOMISH COUNTY**
PUD
PUBLIC UTILITY DISTRICT NO. 1

 **NORTHWEST DIFFERENTIAL**
PROPERTY MANAGEMENT

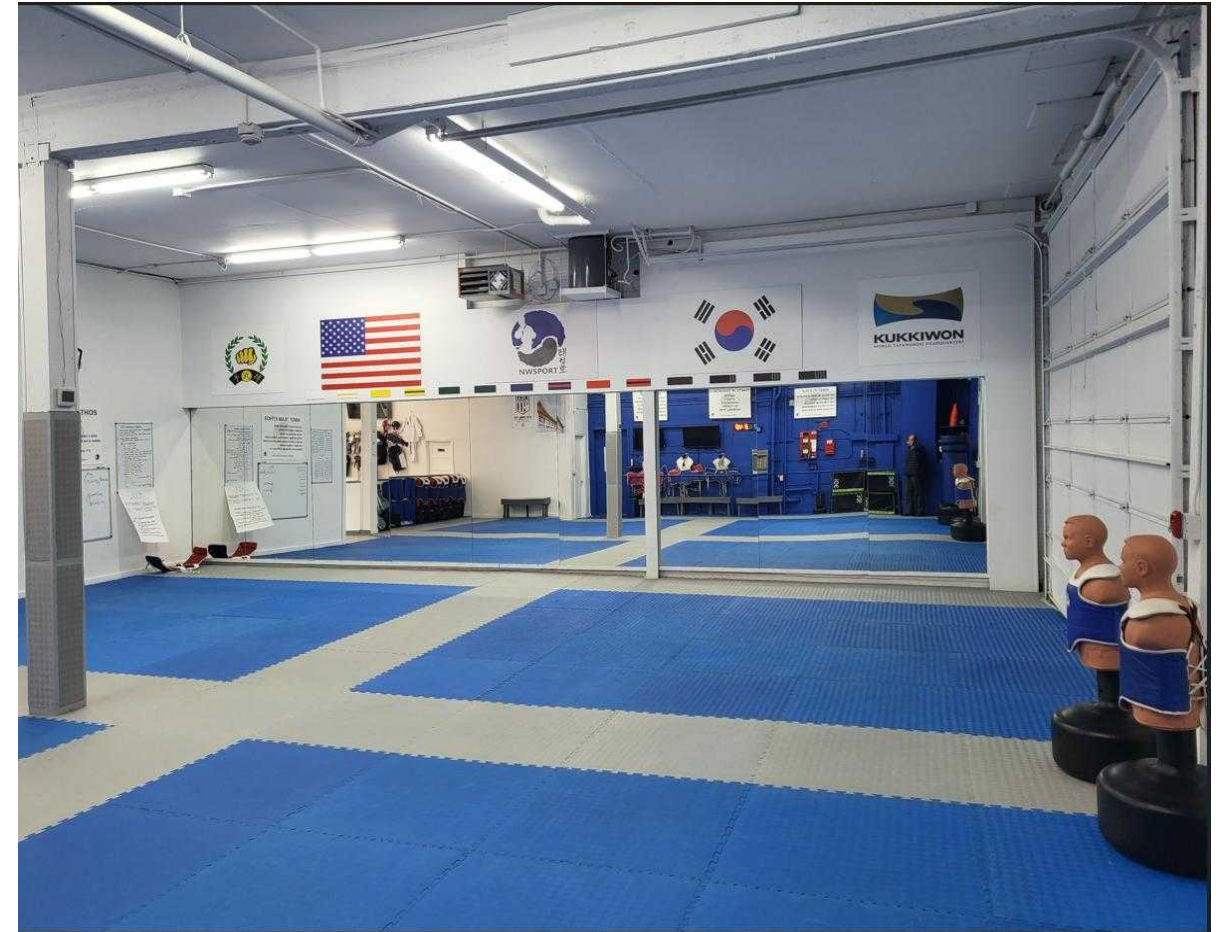
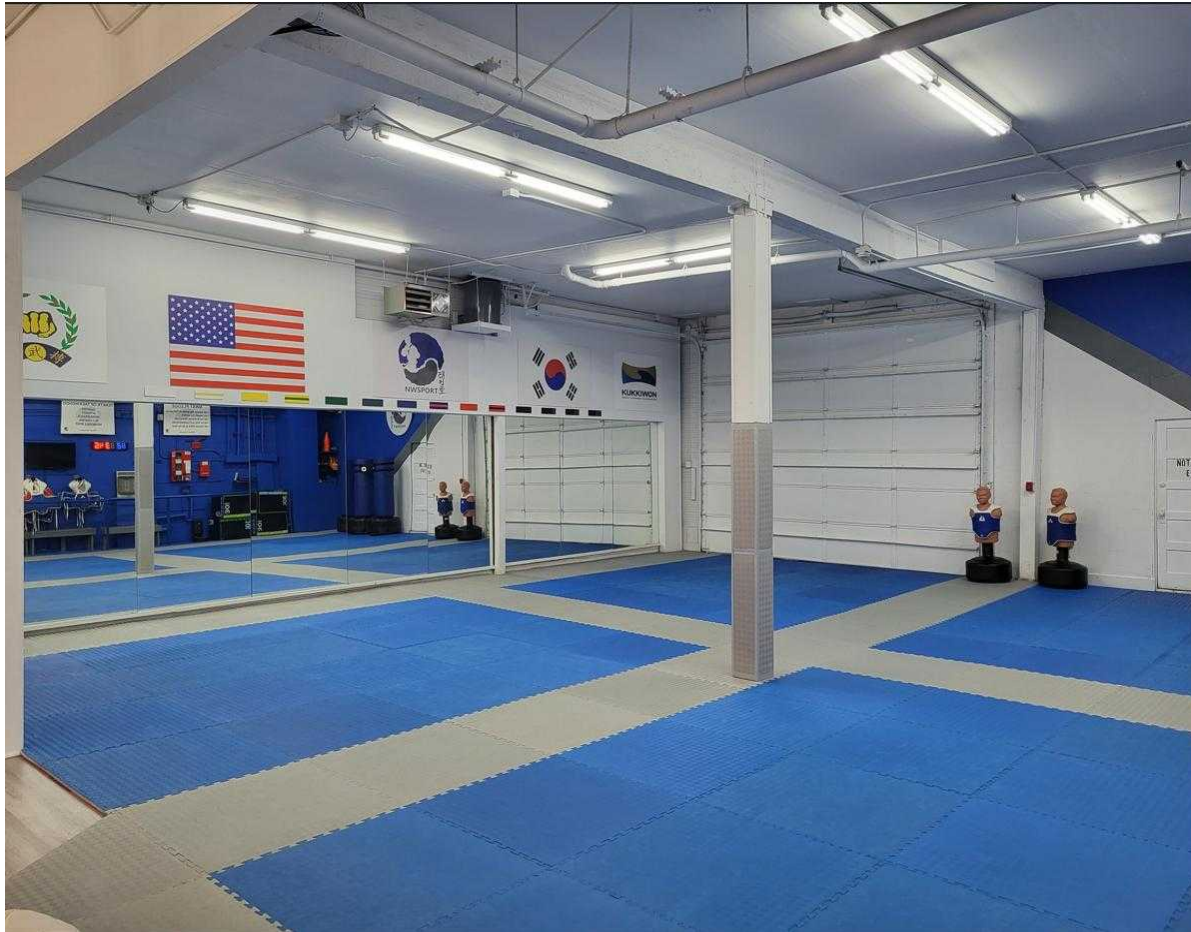
 **Monroe Floral**



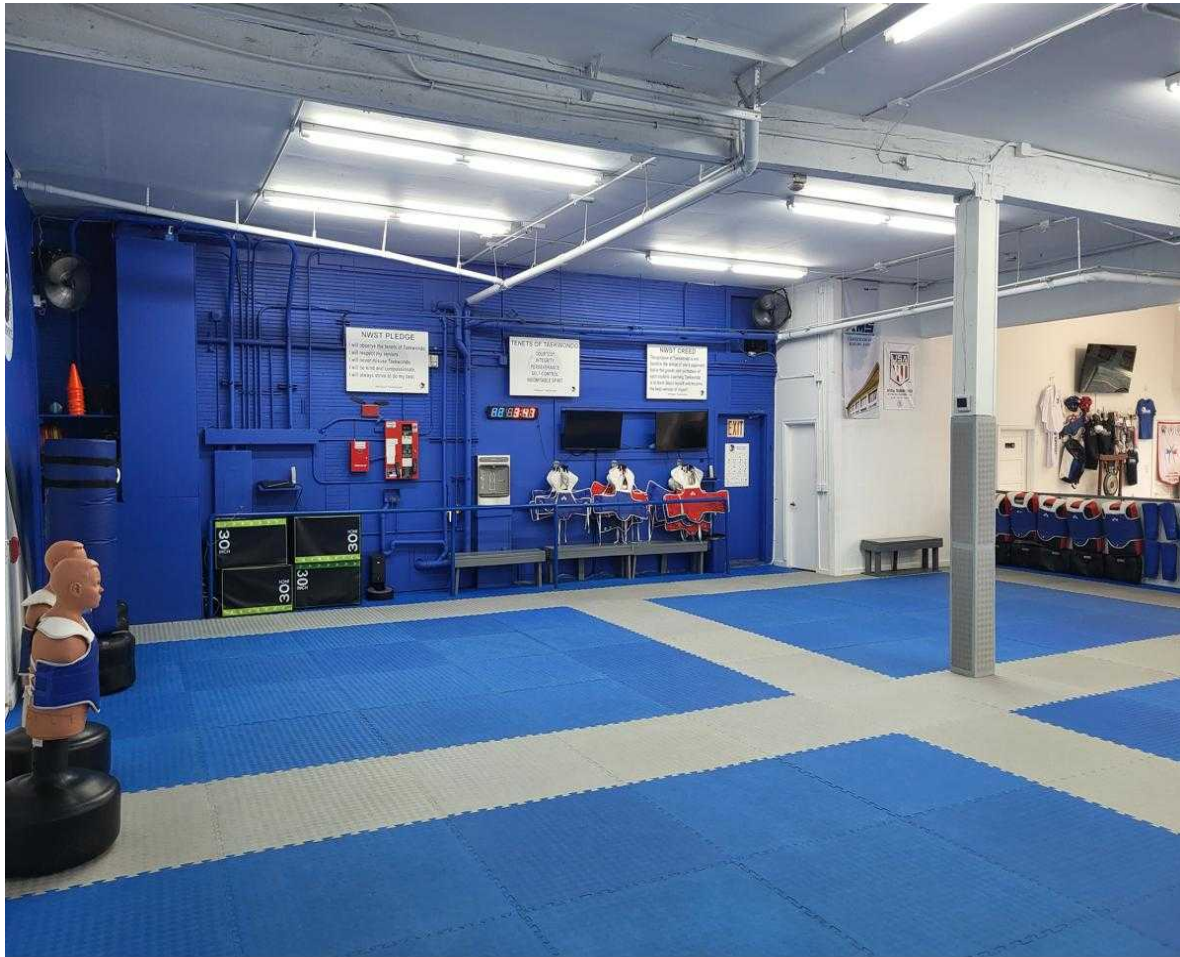
1st FLOOR RETAIL SUITE



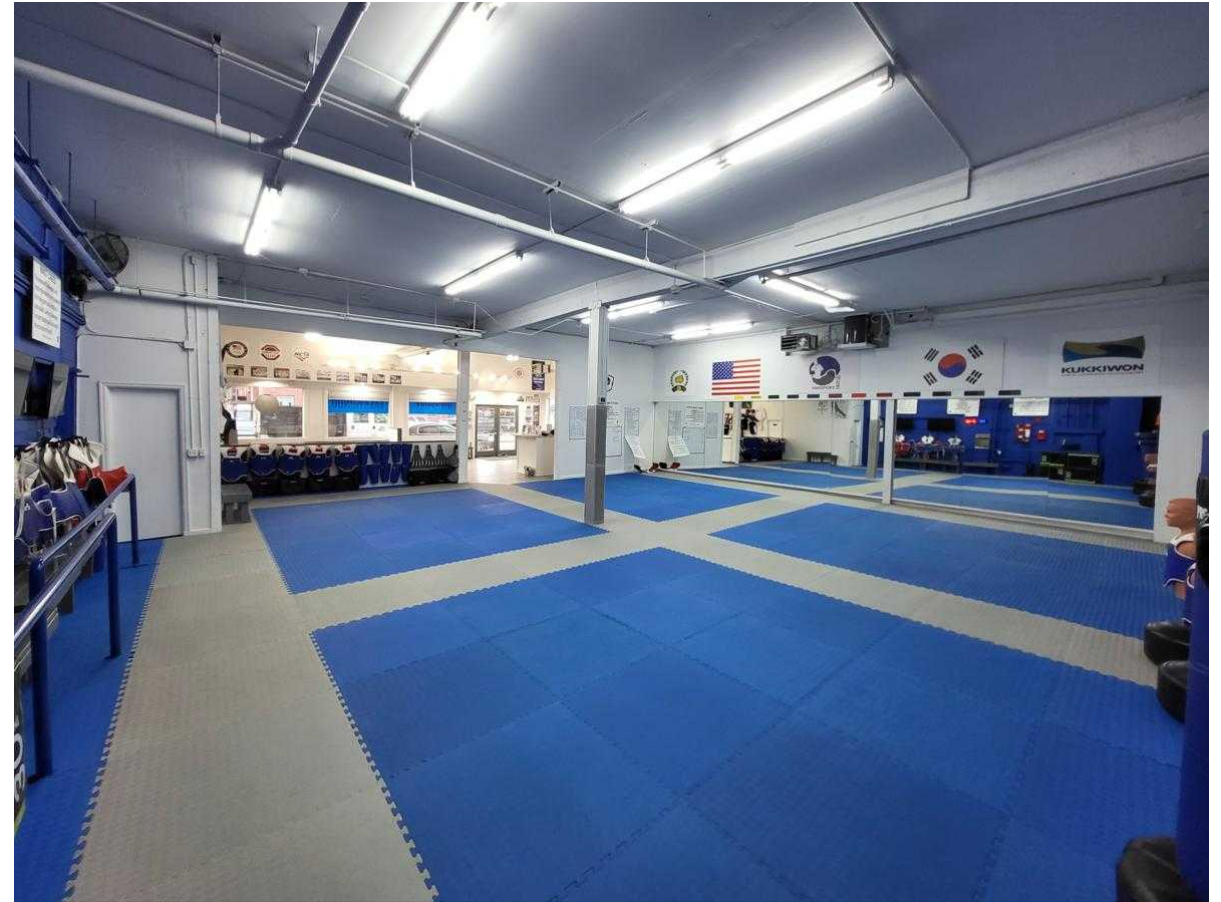
1st FLOOR RETAIL SUITE



1st FLOOR RETAIL SUITE



1st FLOOR RETAIL SUITE



1st FLOOR BATHROOMS





2nd FLOOR OFFICE SUITE AREA

2nd FLOOR OFFICE SUITE AREA



2nd FLOOR OFFICE SUITE AREA

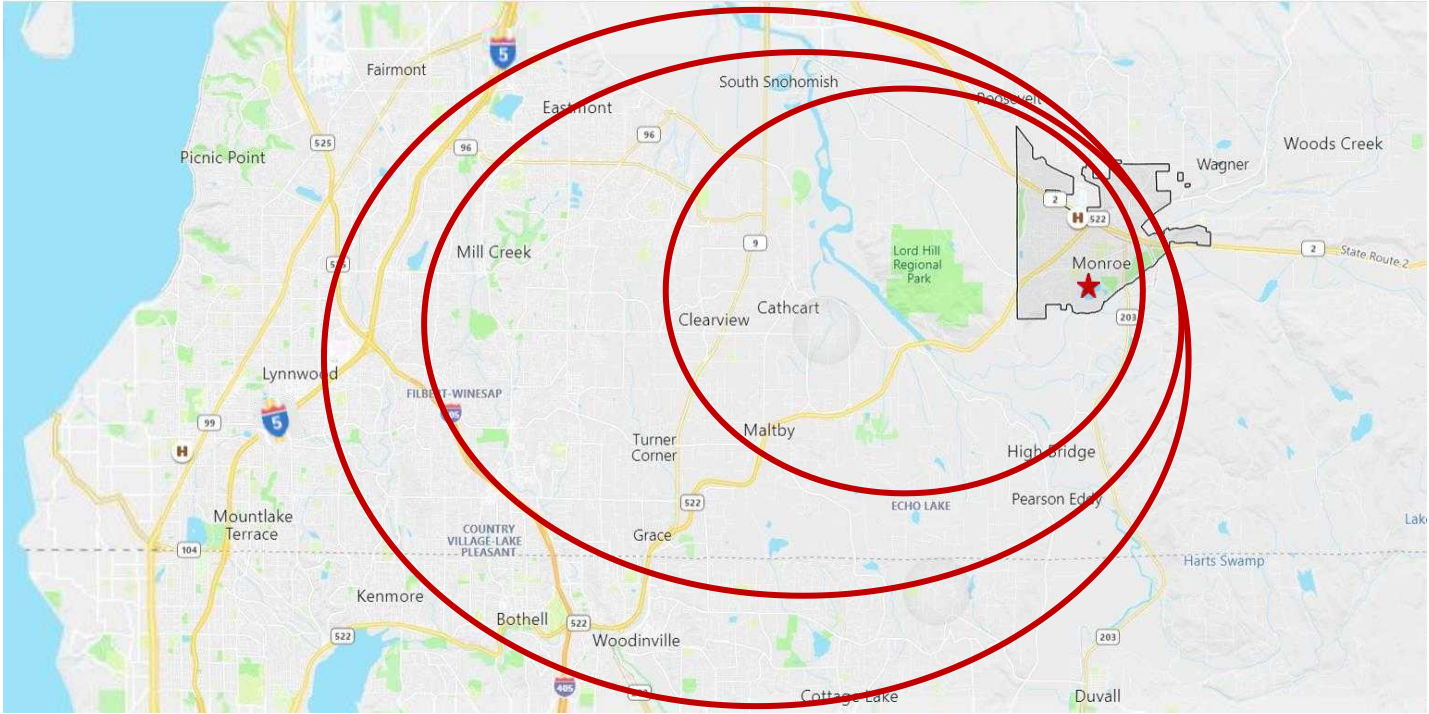


2nd FLOOR KITCHEN AND BATHROOMS



Garage & Storage





LOCATION HIGHLIGHTS:

- Minutes to Hwy 2 and SR 522
- Strong Manufacturing, Retail & Industrial Trade Area
- Home of Evergreen State Fair & Evergreen Health
- Minutes to all Major Retail, Restaurants, Medical, Services and Hospitality Plus, so much more





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Monroe, WA 98272

EXCLUSIVELY LISTED BY:

Melissa Johnson



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Each Keller William Office is independently owned and operated



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Like all real estate investments, Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyers are responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer